

FRANK SPARKS, ET UX, GRANTORS

TO

WARRANTY DEED

MORGAN ROBERT SPARKS, ET UX, GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Frank Sparks and wife Betty N. Sparks do hereby sell, convey and warrant unto Morgan Robert Sparks and wife Patricia G. Sparks, as tenants by the entirety, with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

1.0 acres situated in the Southwest Quarter of Section 22, Township 2, Range 6 West, DeSoto County, Mississippi and being more particularly described as COMMENCING at an iron pin which is 330 feet South of the Northeast Corner of the Southwest Quarter of said Section 22, Township 2, Range 6 West, DeSoto County, Mississippi; thence South 89 degrees, 3; minutes West, a distance of 5,89.7 feet to an iron pin; thence North 89 degrees, 57 minutes West a distance of 1,231.4 feet to an iron pin; thence South 89 degrees, 38 minutes West a distance of 393.8 feet to an iron pin; thence West a distance of 152.2 feet to an iron pin being the southeast corner and the point of beginning of the herein described tract; thence North a distance of 177.80 feet to an iron pin; thence West a distance of 245.0 feet to an iron pin in the East right-of-way of Highway #305; thence South a distance of 177.80 feet along said East right-of-way to an iron pin; thence East a distance of 245.0 feet to the point of beginning, containing 1.0 acres, more or less.

ALSO: An easement for ingress and egress to and from the above described property to State Highway described as follows: Commencing at an iron pin which is 330 feet South of the Northeast corner of the Southwest Quarter of section 22, Township 2, Range 6 West, DeSoto County, Mississippi; thence South 89 degrees 31 minutes West a distance of 589.7 feet to an iron pin; thence North 89 degrees 57 minutes West a distance of 1,231.4 feet to an iron pin; thence South 89 degrees 38 minutes West a distance of 393.8 feet to an iron pin; thence West a distance of 152.2 feet to an iron pin, being the Southeast corner of that certain 1.0 acre tract conveyed by Frank Sparks, et ux to Morgan Robert Sparks, et ux; thence North a distance of 177.80 feet to an iron pin, being the Northeast corner of said 1.0 acre tract; thence West 245 feet to an iron pin, in the East right of way of Highway #305; thence North 40 feet to a point; thence East parallel to the North line of said 1.0 acre tract 245 feet to a point; thence south 40 feet to the point of beginning.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways and easements for public roads and public utilities.

Taxes for the year 1976 are to be assumed by the grantee and possession is to take place upon delivery of this deed.

Witness our signatures this the 2nd day of February, 1976.

Frank Sparks
Frank Sparks

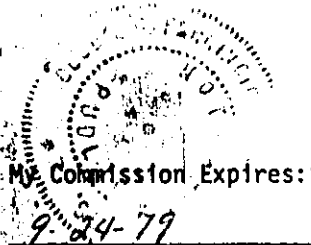
Betty N. Sparks
Betty N. Sparks

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and state, the within named Frank Sparks, and wife Betty N. Sparks who acknowledged that they signed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed, on the day and year therein mentioned, for the purposes therein expressed.

GIVEN UNDER MY HAND and official seal of office, this the 6th day of February, 1976.



Richard C. Pennington
Notary Public

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock no minutes A M. 11 day of February 1976, and that the same has been recorded in Book 123 Page 79 records of WARRANTY DEED of said County.

Witness my hand and seal this the 11 day of February 1976

Fees \$ 3.50 pd.

SEAL

H. R. Sugar CLERK